

**DRAFT MINUTES**  
MANSFIELD PLANNING AND ZONING COMMISSION  
Regular Meeting  
Tuesday, February 16, 2016  
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan,  
V. Ward, S. Westa  
Alternates present: P. Aho, T. Berthelot, K. Holt  
Staff present: Linda Painter, Director of Planning and Development  
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 6:33 p.m.

**Approval of Minutes:**

- a. February 1, 2016, Regular Meeting: Ryan MOVED, Ausburger seconded, to approve the 2-1-2016 minutes as presented. Chandy noted that she watched the recording of the meeting. MOTION PASSED UNANIMOUSLY.

**Zoning Agent's Report:**

Noted.

**Old Business:**

**a. Draft Zoning Regulations**

Members discussed the revised draft regulations pertaining to alcoholic liquor and live music. With regard to alcoholic liquor, members suggested changing the review process from site plan review to zoning permit. After an extensive discussion on live music, members suggested that outdoor live and/or amplified music be permitted under certain conditions if associated with a business use; outdoor music that does not meet those standards would require a special permit. No permits would be required for occasional outdoor events not associated with a business. Staff is to develop standards relating to days, times etc., for Commission review. It was also suggested that the revised standards be reviewed with the Resident Trooper as this approach relies on enforcement of nuisance and noise ordinances to deal with problems.

**b. Modification Request to a Gravel Permit, 1090 Stafford Road, PZC File #1258**

Item tabled until March 21, 2015. A March field trip has been scheduled for this site.

**New Business:**

**a. Zoning Map Amendment Application, 91 & 93 Meadowbrook Lane, PZC File #1338**

Ryan MOVED, Hall seconded, to receive the application submitted by Uniglobe Investment, LLC (PZC File #1338), to amend the Zoning Map to change the property located at 91 & 93 Meadowbrook Lane from RAR-20 to DMR, on property owned by the applicant, as shown on plans dated 1/8/16 and as submitted to the Commission, to refer said application to the staff for review and comment and to set a Public Hearing for May 2, 2016. MOTION PASSED UNANIMOUSLY.

**b. Special Permit Application, Meadowbrook Gardens, 91 & 93 Meadowbrook Lane, PZC File #1284-3**

Ryan MOVED, Ward seconded, to receive the Special Permit Application (File #1284-3) submitted by Uniglobe Investment, LLC, for a Multi-Family Development with 36 dwelling units, on property located at 91 & 93 Meadowbrook Lane, as shown on plans dated 1/8/16, as shown and described in application

submissions, and to refer said application to staff and committees, for review and comments and to set a Public Hearing for 5/2/16. MOTION PASSED UNANIMOUSLY.

**c. UConn South Campus Development EIE**

Rawnsford, Hall seconded, to authorize the Chair to co-endorse a letter to the University of Connecticut with the Mayor regarding the South Campus Development EIE. The recommended comments contained in the February 11, 2016 memo of the Director of Planning and Development shall be used as the basis for this letter with the following modification:

- A statement shall be added expressing disappointment with the elimination of the residence hall from the scope of the project as this decision places the burden on Mansfield to address student housing needs.

The Chair is also authorized to endorse any additional comments identified by the Town Council and Mansfield Traffic Authority. MOTION PASSED UNANIMOUSLY.

**d. UConn Student Recreation Center Scoping**

Rawnsford, Ausburger seconded, to authorize the Chair to co-endorse a letter to the University of Connecticut with the Mayor regarding the Student Recreation Center scoping process. The recommended comments contained in the February 11, 2016 memo of the Director of Planning and Development shall be used as the basis for this letter with the following modification:

- A statement shall be added expressing disappointment that the project includes the elimination of 435 beds and the resulting burden that will be placed on the community to address student housing needs.

The Chair is also authorized to endorse any additional comments identified by the Town Council. MOTION PASSED UNANIMOUSLY.

**Reports from Officers and Committees:**

The Director reviewed her written report.

The Chairman read a Proclamation to honor long standing member Katherine Holt for her years of service on both the Inland Wetlands Agency and the Planning and Zoning Commission. The Commission wished Kay the best as she retires from the IWA and PZC and plans to move north to enjoy time with family.

**Communications and Bills:**

Noted.

**Adjournment:**

The Chair declared the meeting adjourned at 7:37 p.m.

Respectfully submitted,

Vera S. Ward, Secretary